

Debtor(s).

**Location:** Courtroom 1639, 255 E. Temple Street, Los Angeles, CA 90012

**Last date to file objections:** 03/15/2022 at 12:00 p.m. (Pacific Time)

**Description of property to be sold:**

Residential Real Property Located at 944 Airole Way, Los Angeles, CA 90077 (APN 4369-026-021)

See <https://www.conciergeauctions.com/auctions/944-airole-way-los-angeles-california>

**Terms and conditions of sale:**

See Sale Terms set forth in Notice attached hereto.

**Proposed sale price:** \$126 million, plus a buyer's premium equal to 12% of the purchase price (\$15.120 million) payable to the Auctioneer. See Sale Terms set forth in Notice attached hereto.

**Overbid procedure (if any):**

The Property was sold at auction pursuant to Court approved Bid Procedures and subject to Court approval.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

Date: March 18, 2022

Time: 11:00 a.m.

Place: Courtroom 1639  
255 E. Temple Street  
Los Angeles, CA 90012

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Brokers: (1) The Beverly Hills Estates, Rayni Williams, 310.626.4248 (p), rayni@thebeverlyhillsestates.com, 8878 W. Sunset Blvd., West Hollywood, CA 90069, and (2) Compass, Aaron Kirman, 310.994.9512, aaron@aaronkirman.com, 9378 Wilshire Blvd #200, Beverly Hills, CA 90212

Debtor's Attorneys: LEVENE, NEALE, BENDER, YOO & GOLUBCHIK L.L.P., DAVID B. GOLUBCHIK, 310-229-1234, dbg@lnbyg.com, 2818 La Cienega Avenue, Los Angeles, CA 90034

Date: 03/09/2022

DAVID B. GOLUBCHIK (State Bar No. 185520)  
TODD M. ARNOLD (State Bar No. 221868)  
LEVENE, NEALE, BENDER, YOO & GOLUBCHIK L.L.P.  
2818 La Cienega Avenue  
Los Angeles, California 90034  
Telephone: (310) 229-1234  
Facsimile: (310) 229-1244  
Email: [dbg@lnbyg.com](mailto:dbg@lnbyg.com); [tma@lnbyg.com](mailto:tma@lnbyg.com)

Attorneys for Debtor and Debtor in Possession

**UNITED STATES BANKRUPTCY COURT**  
**CENTRAL DISTRICT OF CALIFORNIA**  
**LOS ANGELES DIVISION**

In re:  
  
CRESTLLOYD, LLC,  
  
Debtor and Debtor in Possession.

Case No.: 2:21-bk-18205-DS

Chapter 11 Case

**NOTICE OF DEBTOR'S MOTION FOR AN  
ORDER:**

- (1) **APPROVING THE SALE OF THE  
DEBTOR'S REAL PROPERTY FREE AND  
CLEAR OF ALL LIENS, CLAIMS,  
ENCUMBRANCES, AND INTERESTS, WITH  
THE EXCEPTION OF ENUMERATED  
EXCLUSIONS;**
- (2) **FINDING THAT THE BUYER IS A  
GOOD FAITH PURCHASER;**
- (3) **AUTHORIZING AND APPROVING THE  
PAYMENT OF CERTAIN CLAIMS FROM SALE  
PROCEEDS;**
- (4) **WAIVING THE FOURTEEN-DAY STAY  
PERIOD SET FORTH IN BANKRUPTCY RULE  
6004(h); AND**
- (5) **PROVIDING RELATED RELIEF**

Hearing:

Date: March 18, 2022  
Time: 11:00 a.m.  
Place: Courtroom 1639  
255 E. Temple St.  
Los Angeles, CA 90012  
**VIA ZOOMGOV ONLY**

1           **PLEASE TAKE NOTICE** that a hearing will be held at the above-referenced date, time,  
2 and location to consider the motion (the “Sale Motion”) filed concurrently herewith by Crestlloyd,  
3 LLC, the Chapter 11 debtor and debtor in possession herein (the “Debtor”), for the entry of an order  
4 (the “Sale Order”):

5           (1) pursuant to 11 U.S.C. §§ 363(b) and (f), approving the sale of the Debtor’s  
6 real property located at 944 Airole Way, Los Angeles, CA 90077 (APN 4369-026-021) (the  
7 “Property”) to (a) Richard Saghian or his approved assignee (the “Buyer”), who was the winning  
8 Bidder<sup>1</sup> at the Auction conducted pursuant to the Bid Procedures approved by the Court, free and  
9 clear of any and all liens, claims, encumbrances, and interests, with the exception of Items 1-6, 8-12,  
10 and 17 (the “Excepted Items”) set forth in the preliminary title report for the Property (the “Title  
11 Report”), a true and correct copy of which is attached to the Sale Motion as **Exhibit “1,”** provided  
12 that the claims of any taxing authorities or governmental units (as defined in 11 U.S.C. § 101(27))  
13 apportioned to the Debtor prior to the close of the sale that are secured by liens included in the non-  
14 Excepted Items shall be paid in full upon the close of escrow, for a purchase price of \$126 million  
15 (the “Purchase Price”),<sup>2</sup> pursuant to the California Residential Purchase Agreement and Joint Escrow  
16 Instructions and related sale documents (the “Purchase Agreement”), a true and correct copy of  
17 which is attached to the Sale Motion as **Exhibit “2,”**<sup>3</sup> or (b) any bidder that makes a higher and better  
18 offer for the Property that is approved by the Court (an “Overbidder”),<sup>4</sup> with any such sale also being  
19 free and clear of any and all liens, claims, encumbrances, and interests other than the Excepted Items  
20 set forth in the Title Report for the Property, provided that the claims of any taxing authorities or  
21

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22 <sup>1</sup> Any capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Debtor’s *Motion To:*  
23 *(1) Approve Auction And Bid Procedures Regarding The Sale Of Real Property And (2) Set Scheduling For A Motion To*  
24 *Approve The Sale Of Real Property* (the “Bid Procedures Motion”) [Dkt. 88], which was granted by an order of the Court  
25 [Dkt. 105] with the scheduling regarding the Auction, Sale Motion and closing of the sale of the Property amended by a  
26 further order of the Court [Dkt. 115] (the “Bid Procedures Orders”).

27 <sup>2</sup> As discussed in the Sale Motion, prior to the payment of taxes, commissions, and escrow expenses paid out of escrow,  
28 the Debtor will receive a total of \$137.97 million in consideration comprised of the Purchase Price of \$126 million, plus a  
\$11.97 million Rebate from the Auctioneer (both as defined and discussed in the Sale Motion).

<sup>3</sup> The attached Purchase Agreement includes the form of the Supplemental Addendum approved by the Court signed by the  
Debtor but not the Buyer.

<sup>4</sup> The Bid Procedures do not contemplate an overbid process at the Hearing. However, the Debtor has been contacted by  
numerous parties and advised of interest in purchasing the Property, with at least one interested party asserting that the  
party was not able to register for the Auction due to technical issues and, therefore, unable to bid. As of the filing of this  
Notice and accompanying Motion, the Debtor has not received any other offers which, if received, will not be accepted by  
the Debtor in advance but rather filed with the Court to allow review by parties and consideration by the Court.

1 governmental units (as defined in 11 U.S.C. § 101(27)) apportioned to the Debtor prior to the close of  
2 the sale that are secured by liens included in the non-Excepted Items shall be paid in full upon the  
3 close of escrow;

4 (2) pursuant to 11 U.S.C. § 363(m) finding that the Buyer or any Overbidder  
5 is a “good faith” purchaser entitled to the protections afforded under 11 U.S.C. § 363(m);

6 (3) authorizing the Debtor to pay from the proceeds of the sale of the Property  
7 out of escrow on closing (a) the outstanding balance of the debtor in possession loan (the “DIP  
8 Loan”) provided by Hankey Capital, LLC (“Hankey”), which is secured by a first priority lien and  
9 which DIP Loan and first priority lien were approved by a prior order of the Court, (b) Hankey’s  
10 senior receivership certificate loan, which was an advance of funds on a senior secured basis to the  
11 pre-petition receivership estate, as evidenced by Hankey’s Proof of Claim No 19 in the asserted  
12 amount of \$848,511, (c) Hankey’s first priority pre-petition loan in the principal amount of \$82.5  
13 million, subject to accounting to be received from Hankey, as described in Hankey’s Proof of Claim  
14 No. 20, (d) the claims of any taxing authorities or governmental units (as defined in 11 U.S.C. §  
15 101(27)) apportioned to the Debtor prior to the close of the sale that are secured by liens included in  
16 the non-Excepted Items, (e) a commission equal to two percent (2%) of the Purchase Price to be paid  
17 to and split equally between (i) The Beverly Hills Estates (“TBHE”) and Compass (“Compass” and,  
18 with TBHE the “Debtor’s Brokers”), whose employment and one percent (1%) commission were  
19 previously approved by the Court, and (ii) TBHE and Hilton & Hyland (the “Buyer’s Brokers”), with  
20 any split between the Debtor’s Brokers and the Buyer’s Brokers to be determined by them, and (f)  
21 any other customary escrow closing fees and charges allocated to the Debtor;

22 (4) waiving the 14-day stay period set forth in Rule 6004(h) of the Federal  
23 Rules of Bankruptcy Procedure (“FRBP”) to enable the sale of the Property to close as quickly as  
24 possible; and

25 (5) providing such other relief as is appropriate under the circumstances.

26 **PLEASE TAKE FURTHER NOTICE** that the Court has not scheduled an overbid or  
27 auction process for the hearing on the Sale Motion since an online auction was recently completed  
28 through Concierge Auctions. As of the date of filing this Notice and the accompanying Sale Motion,

the Debtor does not have any other bids or offers to present to the Court. As a result, the Debtor is proceeding with seeking approval of the sale to Buyer. In an overabundance of caution, to the extent that the Debtor receives any credible bids prior to the hearing on the Sale Motion, the Debtor will not accept such bids based on the current posture of the case, but will submit the bids to the Court in order to disclose the existence thereof and allow the Court to consider such interest. As a result, although the Notice and Sale Motion refer to “Overbidders,” there is no scheduled auction or overbid process in place or ordered by the Court in connection with the hearing on the Sale Motion.

**PLEASE TAKE FURTHER NOTICE** that, pursuant to Rule 6004-1(c)(3) of the Local Bankruptcy Rules (the “LBR”), the Debtor provides the following information regarding the proposed sale of the Real Property:

- Name of Buyer: Richard Saghian or his approved assignee (*i.e.*, the Buyer) or any Overbidder that is approved by the Court<sup>5</sup>.
- Asset to Be Sold: The Property.
- Terms and Conditions of the Proposed Sale:
  - Purchase Price: \$126 million, plus a \$11.97 million Rebate from the Auctioneer for a total of \$137.97 million (both as defined and discussed herein).
  - Deposit: \$250,000 prior to the Auction, plus an additional amount to bring the Deposit to 12% of the Purchase Price within two business days of the conclusion of the Auction, which amount was funded by the Buyer.
  - Contingencies: None, other than (1) approval of the sale pursuant to an order of the Court that is not subject to a stay pending appeal and (2) delivery of good and marketable title to the Property to the Buyer.

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<sup>5</sup> The Bid Procedures do not contemplate an overbid process at the Hearing. However, the Debtor has been contacted by numerous parties and advised of interest in purchasing the Property, with at least one interested party asserting that the party was not able to register for the Auction due to technical issues and, therefore, unable to bid. As of the filing of this Notice and accompanying Motion, the Debtor has not received any other offers which, if received, will not be accepted by the Debtor in advance but rather filed with the Court to allow review by parties and consideration by the Court.

- 1                   •     Condition of Asset/Property: “As-is” without warranty of any  
2                   kind.
- 3                   •     Free and Clear: As discussed above, the Property will be sold free  
4                   and clear of any and all liens, claims, encumbrances, and interests, with the  
5                   exception of the Excepted Items.
- 6                   •     Closing: March 21, 2022.
- 7                   •     Estimated Costs of Sale: The Debtor estimates that the total costs  
8                   of sale incurred by the estate will total approximately 2.5% of the sale price,  
9                   comprised of (1) a 1% commission to be paid to the Debtor’s Brokers, (2) a 1%  
10                  commission to be paid to the Buyer’s Brokers, and (3) the balance for any closing  
11                  costs.
- 12                  •     Potential Tax Consequences: Given the Purchase Price for the  
13                  Property, the amount invested into the Property for land acquisition, permitting,  
14                  management, and construction, and the large claims allegedly secured by the  
15                  Property, the Debtor believes no capital gains taxes will be owing.
- 16                  •     Addendum to Purchase Agreement: The Buyer requested that  
17                  Debtor execute an Supplemental Addendum to the Purchase Agreement that was  
18                  different from the Court-approved Supplemental Addendum, because it was  
19                  amended by the Buyer to provide that the Buyer’s remedies will not be limited to  
20                  those in the Court-approved Bid Procedures if the Debtor sells the Property to any  
21                  party other than the Buyer. Because the sale is subject to approval of this Court  
22                  and, in the event that the Court may theoretically order a sale to another party if  
23                  another offer is presented and viewed as more beneficial to the estate by the  
24                  Court, the Debtor was unwilling to execute such amended Supplemental  
25                  Addendum and takes the position that the amendments are material changes to the  
26                  Court-approved Supplemental Addendum.

1           **PLEASE TAKE FURTHER NOTICE** that the Sale Motion is based upon (1) 11  
2 U.S.C. §§ 105(a), 363(b), (f), and (m), FRBP 2002 and 6004, (2) any applicable LBRs, (3) the  
3 Memorandum of Points and Authorities and Declarations in support of the Sale Motion, as well as the  
4 exhibits thereto (together, the “Memorandum, Declarations, and Exhibits”), which Memorandum,  
5 Declarations, and Exhibits are attached to the Sale Motion, (4) this notice of the Sale Motion (the  
6 “Notice”), (5) all other evidence duly admitted by the Court in connection with consideration of the  
7 Sale Motion, (6) the record in this case, and (7) the arguments and statements of counsel to be made  
8 at the hearing on the Sale Motion.

9           **PLEASE TAKE FURTHER NOTICE** that any party that wants to obtain a full copy of  
10 the Sale Motion, and its annexed Memorandum, Declarations, and Exhibits, can do so by making a  
11 request, in writing, to the Debtor’s counsel, whose contact information is set forth on the first page of  
12 this Notice.

13           **PLEASE TAKE FURTHER NOTICE** that, pursuant to LBR 9013-1(f) and the Bid  
14 Procedures Orders, any opposition to the Sale Motion must (1) be in writing and include all reasons  
15 and evidence in support of the opposition and (2) *be filed and served on the United States Trustee*  
16 *and counsel for the Debtor by no later than March 15, 2022 at 12:00 p.m. (Pacific Time).*

17           **PLEASE TAKE FURTHER NOTICE** that, pursuant to LBR 9013-1(h) and the Bid  
18 Procedures Orders, the Court may deem the failure of any party to file a timely opposition to the Sale  
19 Motion to constitute consent to the granting of the Sale Motion and the relief requested therein.

20           **WHEREFORE**, the Debtor respectfully requests that this Court enter a Sale Order  
21 granting the Sale Motion and providing the relief requested in paragraphs (1) through (5) of the above  
22 Notice and grant such further and additional relief as the Court deems just and proper.

23           Dated: March 8, 2022

CRESTLLOYD, LLC

24           /s/ David B. Golubchik

25           DAVID B. GOLUBCHIK

26           TODD M. ARNOLD

27           LEVENE, NEALE, BENDER, YOO

              & GOLUBCHIK L.L.P.

28           Attorneys for Debtor and Debtor in Possession



## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 2818 La Cienega Avenue, Los Angeles, CA 90034

A true and correct copy of the foregoing document entitled **NOTICE OF DEBTOR'S MOTION FOR AN ORDER: (1) APPROVING THE SALE OF THE DEBTOR'S REAL PROPERTY FREE AND CLEAR OF ALL LIENS, CLAIMS, ENCUMBRANCES, AND INTERESTS, WITH THE EXCEPTION OF ENUMERATED EXCLUSIONS; (2) FINDING THAT THE BUYER IS A GOOD FAITH PURCHASER; (3) AUTHORIZING AND APPROVING THE PAYMENT OF CERTAIN CLAIMS FROM SALE PROCEEDS; (4) WAIVING THE FOURTEEN-DAY STAY PERIOD SET FORTH IN BANKRUPTCY RULE 6004(h); AND (5) PROVIDING RELATED RELIEF** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **March 8, 2022**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Kyra E Andrassy kandrassy@swelawfirm.com, lgarrett@swelawfirm.com;gcruz@swelawfirm.com;jchung@swelawfirm.com
- Todd M Arnold tma@lnbyg.com
- Jerrold L Bregman jlbregman@bg.law, ecf@bg.law
- Marguerite Lee DeVoll mdevoll@watttieder.com, zabrams@watttieder.com
- Danielle R Gabai dgabai@danninggill.com, dgabai@ecf.courtdrive.com
- Thomas M Geher tmg@jmbm.com, bt@jmbm.com;fc3@jmbm.com;tmg@ecf.inforruptcy.com
- David B Golubchik dbg@lnbyg.com, stephanie@lnbyb.com
- James Andrew Hinds jhinds@hindslawgroup.com;mduran@hindslawgroup.com, mduran@hindslawgroup.com
- Robert B Kaplan rbk@jmbm.com
- Jane G Kearl jkearl@watttieder.com
- Jennifer Larkin Kneeland jkneeland@watttieder.com, zabrams@watttieder.com
- Michael S Kogan mkogan@koganlawfirm.com
- Noreen A Madoyan Noreen.Madoyan@usdoj.gov
- Ryan D O'Dea rodea@shulmanbastian.com, lgauthier@shulmanbastian.com
- Sharon Oh-Kubisch sokubisch@swelawfirm.com, gcruz@swelawfirm.com;lgarrett@swelawfirm.com;jchung@swelawfirm.com
- Ronald N Richards ron@ronaldrichards.com, 7206828420@filings.docketbird.com
- Victor A Sahn vsahn@sulmeyerlaw.com, pdillamar@sulmeyerlaw.com;pdillamar@ecf.inforruptcy.com;vsahn@ecf.inforruptcy.com;cblair@sulmeyerlaw.com;cblair@ecf.inforruptcy.com
- William Schumacher wschumac@milbank.com, autodocketecf@milbank.com
- David Seror dseror@bg.law, ecf@bg.law
- Zev Shechtman zshechtman@DanningGill.com, danninggill@gmail.com;zshechtman@ecf.inforruptcy.com
- Mark Shinderman mshinderman@milbank.com, dmuhrez@milbank.com;dlbatie@milbank.com
- Lindsey L Smith lls@lnbyb.com, lls@ecf.inforruptcy.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
- Jessica Wellington jwellington@bg.law, ecf@bg.law

1 **2. SERVED BY UNITED STATES MAIL:** On **March 8, 2022**, I served the following persons and/or  
2 entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true  
3 and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and  
4 addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be  
5 completed no later than 24 hours after the document is filed.

6 ☒ Service information continued on attached page

7 **3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR**  
8 **EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR,  
9 on **March 8, 2022**, I served the following persons and/or entities by personal delivery, overnight mail  
10 service, or (for those who consented in writing to such service method), by facsimile transmission and/or  
11 email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight  
12 mail to, the judge will be completed no later than 24 hours after the document is filed.

13 **SERVED BY EMAIL**

14 **Buyer Agent**

15 Hilton & Hyland/Stuart Vetterick  
16 257 North Cañon Drive, 2nd Floor  
17 Reception  
18 Beverly Hills, CA 90210  
19 Email: [stuart@hiltonhyland.com](mailto:stuart@hiltonhyland.com)

20 **Buyer Advisors & Attorneys**

21 Michael G. Burke, [mgburke@sidley.com](mailto:mgburke@sidley.com)  
22 Erica Meierhans, [erica.meierhans@fashionnova.com](mailto:erica.meierhans@fashionnova.com)  
23 Melissa Morton, [mmorton@grfilp.com](mailto:mmorton@grfilp.com)  
24 Samuel A. Newman, [sam.newman@sidley.com](mailto:sam.newman@sidley.com)

25 ☐ Service information continued on attached page

26 I declare under penalty of perjury under the laws of the United States of America that the foregoing is  
27 true and correct.

28  
March 8, 2022  
Date

Lourdes Cruz  
Type Name

/s/ Lourdes Cruz  
Signature

In re Crestlloyd, LLC  
Professionals Service List  
File No.: 9562

The Beverly Hills Estates  
GREG LAPLANT  
Managing Director  
8878 West Sunset Blvd. West  
Hollywood, CA 90069

Compass/Aaron Kirman  
Attn: Aaron Kirman  
9378 Wilshire Blvd #200  
Beverly Hills, CA 90212

Concierge  
Chad Roffers, Chairman  
228 Park Avenue S  
PMB 70835  
New York, NY 10003-1502

Concierge Counsel  
Anthony (Nino) Capobianco  
Capobianco Law Offices, P.C.  
41990 Cook Street, Bldg. F, Suite  
2006  
Palm Desert, CA 92211

In re Crestlloyd, LLC  
RSN, Secured Creditors  
File No. 9562

Debtor  
Crestlloyd, LLC  
c/o SierraConstellation Partners LLC  
355 S. Grand Avenue Suite 1450  
Los Angeles, CA 90071

Noreen A Madoyan  
Office of the United States Trustee  
915 Wilshire Blvd., Suite 1850  
Los Angeles, CA 90017

Counsel For Receiver  
Brutzkus Gubner Rozansky Seror  
Weber LLP  
David Seror/Jessica Wellington  
21650 Oxnard Street, Suite 500  
Woodland Hills, CA 91367

County of Los Angeles  
(MRCA-Brush Fire Clear'g Dist #1)  
200 North Main Street, 16th Fl  
Los Angeles, CA 90012

County of Los Angeles  
(Wildlife Corridor and Open Space  
Protection)  
c/o SCI Consulting Group  
4745 Mangels Blvd.  
Fairfield, CA 94534

Los Angeles County Tax Collector  
PO Box 54110  
Los Angeles, CA 90054

Counsel to Hankey Capital  
Jeffer Mangels Butler & Mitchell LLP  
Neil C. Erickson  
1900 Avenue of the Stars, 7th Floor  
Los Angeles, CA 90067

Inferno Investment Inc.  
Attn: Julien Remillard, President  
4-95 Kandahar, Mont Tremblant  
Quebec J8E 1E2, Canada

County of Los Angeles  
(Local Fire Prevention, Water Quality  
and Open Space Measure )  
c/o SCI Consulting Group  
4745 Mangels Blvd.  
Fairfield, CA 94534

Rolls Scaffold, Inc.  
Michael Rolls, CEO  
11351 County Dr. Ste B  
Ventura, CA 93004

American Truck & Tool Rentals  
Inc./American Rentals  
c/o Caprenos Inc., Cindee Wood,  
Authorized Agent  
4345 Murphy Canyon Road #200  
San Diego, CA 92123

YOGI Securities Holdings, LLC  
Steve Oshins, Authorized Agent  
1645 Village Center Circle, Ste. 170  
Las Vegas, NV 89131

Calgrove Rentals Inc.  
Guadalupe Gomez, President  
456 Glenoaks Blvd.  
San Fernando, CA 91340

Hilldun Corporation  
Jeffrey D. Kapelman, CEO  
225 West 35th St.  
New York, NY 10001

J&E Texture, Inc.  
Francisco Gonzalez, CEO  
181 Exter Way  
Corona, CA 92882

City of Los Angeles  
Mike Feuer, City Attorney  
City Hall East, Suite 800  
Los Angeles, CA 90012

BMC West LLC  
David Filtman, CEO  
4800 Falls of Neuse Rd., Ste. 400  
Raleigh, NC 27609

JMS Air Conditioning and Appliance  
Services, Inc.  
Yosi Hesica, CEO  
7640 Burnet Ave.  
Van Nuys, CA 91405

Kennco Plumbing, Inc.  
Robert L. Kennedy, Jr., CEO  
21366 Placerita Canyon Rd.  
Newhall, CA 91321

Parquet By Dian  
Dima Efros, CEO  
16601 S. Main St.  
Gardena, CA 90248

Powertek Electric, Inc.  
Mike Moshrefi, CEO  
28364 S. Western Ave. #414  
Rancho Palos Verdes, CA 90275

County of Los Angeles (Wildlife Corridor  
and Open Space Protection)/Clerk of the  
Governing Board, Mountains Recreation  
& Conservation Authority  
5750 Ramirez Canyon Road  
Malibu, CA 90265

County of Los Angeles  
(Local Fire Prevention, Water Quality  
and Open Space Measure )  
Conejo Recreation and Park District  
403 W Hillcrest Drive  
Thousand Oaks, CA 91360

YOGI Securities Holdings, LLC  
c/o Daniel Wiesel, Esq.  
Wolf, Rifkin, Shapiro, Schulman &  
Rabkin, LLP  
11400 W. Olympic Blvd., 9th Fl.  
Los Angeles, CA 90064-1582

American Truck & Tool Rentals  
Inc./American Rental  
Tom Murray, CEO and President  
88 W. Victoria St.  
Long Beach, CA 90805

Buchalter, APC  
Jeffrey S. Wruble  
1000 Wilshire Blvd., Suite 1500  
Los Angeles, CA 90017

Calgrove Rentals Inc.  
21627 Roscoe Bl.  
Canoga Park, CA 91304

BMC West LLC  
3250 N. San Fernando Rd.  
Los Angeles, CA 90065

Kennco Plumbing, Inc.  
Robert L. Kennedy, Jr., CEO  
26575 Ruether Ave.  
Santa Clarita, CA 91350

Los Angeles County Tax Collector  
PO Box 54018  
Los Angeles, CA 90054

Los Angeles County Tax Collector  
225 N. Hill Street # 1  
Los Angeles, CA 90012

SHULMAN BASTIAN FRIEDMAN &  
BUI LLP  
Ryan D. O'Dea  
100 Spectrum Center Drive, Ste. 600  
Irvine, CA 92618

MIKE FIELDS BRONZES LLC  
2715 E. 36TH, APT 6203  
SPOKANE, WA 99223

In re Crestlloyd, LLC  
Utility Service List  
File No. 9562

LA DWP  
Acct: 742-331-2228  
Acct: 039-675-3615  
PO Box 30808  
Los Angeles, CA 90030

LA DWP  
Acct: 742-331-2228  
Acct: 039-675-3615  
PO Box 515407  
Los Angeles, CA 90051-6707

City of Los Angeles Department of  
Water and Power  
111 N. Hope St.  
Los Angeles CA 90012

City of Los Angeles Department of  
Water and Power – West LA  
1394 S. Sepulveda  
Los Angeles CA 90025

L.A. DWP – Bankruptcy Unit  
PO Box 51111  
Los Angeles, CA 90051

Label Matrix for local noticing  
0973-2  
Case 2:21-bk-18205-DS  
Central District of California  
Los Angeles  
Tue Mar 8 08:49:51 PST 2022

Levene, Neale, Bender, Yoo & Golubchik LLP  
2818 La Cienega Avenue  
Los Angeles, CA 90034-2645

American Truck & Tool Rentals Inc.  
Tom Murray, CEO and President  
88 W. Victoria St.  
Long Beach, CA 90805-2157

Biabani & Associates, Inc.  
1600 Sawtelle Bl #104  
Los Angeles, CA 90025-3197

Brunswick Corp.  
26125 N. Riverwoods Blvd.  
Ste 500  
Lake Forest, IL 60045-4811

C.G.S. Custom Glass Specialists  
4536 Ish Drive  
Simi Valley, CA 93063-7666

Calgrove Rentals Inc.  
Guadalupe Gomez, President  
456 Glenoaks Blvd.  
San Fernando, CA 91340-1833

Centurion Air, LLC  
13932 Arrow Creek Road  
Draper, UT 84020-9295

Compass  
Aaron Kirman  
9378 Wilshire Blvd. #200  
Beverly Hills, CA 90212-3167

County of Los Angeles  
MRCA-Brush Fire Clear g Dist #1  
200 North Main Street, 16th Fl  
Los Angeles, CA 90012-4110

Crestlloyd LLC  
Main Document Page 13 of 27  
c/o Sierra Constellation Partners LLC  
355 S. Grand Avenue Suite 1450  
Los Angeles, CA 90071-3152

Los Angeles Division  
255 East Temple Street,  
Los Angeles, CA 90012-3332

BMC West LLC  
3250 N. San Fernando Rd.  
Los Angeles, CA 90065-1415

Bradford Sheet Metal  
4164 Sopp Road  
Mojave, CA 93501-7196

Brutzkus Gubner  
David Seror  
21650 Oxnard St., Suite 500  
Woodland Hills, CA 91367-4911

CAD Stone Works Inc.  
4533 Van Nuys Bl. #201  
Sherman Oaks, CA 91403-2950

Caprenos Inc.  
Cindee Wood Authorized Agent  
4345 Murphy Canyon Road #200  
San Diego, CA 92123-4362

City of Los Angeles  
Mike Feuer, City Attorney  
City Hall East, Suite 800  
Los Angeles, CA 90012

Conejo Recreation and Park District  
403 W. Hillcrest Drive  
Thousand Oaks, CA 91360-4223

County of Los Angeles  
Wildlife Corridor and Protection  
4745 Mangels Blvd.  
Fairfield, CA 94534-4175

Interno Investment, Inc.  
4-95 Kandahar,  
Mont Tremblant  
Quebec Canada

Alvandi Law Group, P.C.  
Gil Alvandi  
2955 Main St. Suite 110  
Irvine, CA 92614-2527

BMC West LLC  
David Filtman, CEO  
4800 Falls of Neuse Rd., Ste. 400  
Raleigh, NC 27609-8142

Branden Williams  
257 N. Cannon Dr., 2nd Fl.  
Beverly Hills, CA 90210-4361

Buchalter, APC  
Jeffrey S. Wruble  
1000 Wilshire Blvd., Suite 1500  
Los Angeles, CA 90017-1730

Calgrove Rentals Inc.  
21627 Roscoe Bl.  
Canoga Park, CA 91304-4159

Carcassone Fine Homes, LLC  
c/o Hamid R. Rafatjoo  
1800 Avenue of the Stars, 12th Fl.  
Los Angeles, CA 90067-4201

Clerk of the Governing Board,  
Mount. Rec. & Cons. Auth.  
5750 Ramirez Canyon  
Malibu, CA 90265-4474

County of Los Angeles  
Local Fire Prevention Measure  
4745 Mangels Blvd.  
Fairfield, CA 94534-4175

Creative Art Partners  
6542 Hayes Dr.  
Los Angeles, CA 90048-5320

Crest Real Estate  
11150 Olympic Bl. #700  
Los Angeles, CA 90064-1825

Daniel Wiesel, Esq.  
Wolf, Rifkin, Shapiro, et al.  
11400 W. Olympic Blvd., 9th Fl.  
Los Angeles, CA 90064-1582

Davidson Accountancy Corp.  
William N. Davidson, CPA  
14011 Ventura Blvd., Ste. 302  
Sherman Oaks, CA 91423-5226

Dennis Palma  
146 Beach Way  
Monterey, CA 93940-3436

Department of Water and Power,  
City of Los Angeles  
Attn: Bankruptcy  
P. O. Box 51111  
Los Angeles, CA 90051-5700

Draken Private Security  
Jaime Salanga  
633 West 5th St.  
Los Angeles, CA 90071-2005

Draken Security  
8225 Encino Ave  
Northridge, CA 91325-4313

Employment Development Dept.  
Bankruptcy Group MIC 92E  
P.O. Box 826880  
Sacramento, CA 94280-0001

FRANCHISE TAX BOARD  
BANKRUPTCY SECTION MS A340  
PO BOX 2952  
SACRAMENTO CA 95812-2952

Franchise Tax Board  
Bankruptcy Section, MS: A-340  
P.O. Box 2952  
Sacramento, CA 95812-2952

Frontier Communications Corporation  
401 Merritt 7  
Norwalk, CT 06851-1069

Hankey Capital, LLC  
Attn: Eugene M. Leydiker  
4751 Wilshire Blvd. #110  
Los Angeles, CA 90010-3838

Hilldun Corporation  
Jeffrey D. Kapelman, CEO  
225 West 35th St.  
New York, NY 10001-1910

Hilldun Corporation  
c/o Brutzkus Gubner  
Attn: Jerrold L Bregman  
5445 DTC Parkway Ste 825  
Denver CO 80111-3190

Hilton & Hyland Real Estate  
257 North Ca on Drive  
Beverly Hills, CA 90210-4361

Inferno Investment Inc.  
Julien Remillard, President  
4-95 Kandahar, Mont Tremblant  
Quebec J8E 1E2 Canada

Inferno Investment, Inc.  
c/o Smiley Wang-Ekval, LLP  
3200 Park Center Drive, Suite 250  
Costa Mesa, CA 92626-7234

Internal Revenue Service  
P.O. Box 7346  
Philadelphia, PA 19101-7346

Italian Luxury Design  
4 NE 39 St.  
Miami, FL 33137-3630

Italian Luxury Group, LLC  
c/o Gregory J. Morrow, Esq.  
10401 Wilshire Boulevard, Suite 1102  
Los Angeles, CA 90024-4609

J&E Texture, Inc.  
Francisco Gonzalez, CEO  
181 Exeter Way  
Corona, CA 92882-8502

JMBM LLP  
Neil C. Erickson  
1900 Avenue of the Stars, 7th Fl.  
Los Angeles, CA 90067-4308

JMS Air Conditioning  
and Appliance Services, Inc.  
7640 Burnet Ave.  
Van Nuys, CA 91405-1005

JOHN A. BELCHER  
150 E. COLORADO BLVD., SUITE 215  
PASADENA, CA 91105-3758

Jabs Pools and Spas, LLC  
8055 Matilija Ave.  
Panorma City, CA 91402-6126

Jesus Agudelo  
aka Jesus Columbia  
944 Airole Way  
Los Angeles, CA 90077-2602

Jose Napoleon Garcia  
1525 N. Detroit St., #5  
Los Angeles, CA 90046-3233

KN Coating  
201 E. Tamarack Ave  
Inglewood, CA 90301-2714

Kazemi & Associates Constructors  
11901 Santa Monica Blvd #800  
Los Angeles, CA 90025-2767

Kennco Plumbing, Inc.  
Robert L. Kennedy, Jr., CEO  
21366 Placerita Canyon Rd.  
Newhall, CA 91321-1846



Kennco Plumbing, Inc.  
Robert L. Kennedy, Jr., CEO  
26575 Ruether Ave.  
Santa Clarita, CA 91350-2622

LA DWP  
P.O. Box. 30808  
Los Angeles, CA 90030-0808

(p)LOS ANGELES COUNTY TREASURER AND TAX COLLE  
ATTN BANKRUPTCY UNIT  
PO BOX 54110  
LOS ANGELES CA 90054-0110

Made by TSI, Inc.  
1840 Jefferson Ave., Apt 303  
Miami Beach, FL 33139-2461

Made by TSI, Inc.  
888 Biscayne Blvd #209  
Miami, FL 33132-1588

Martin Aguirre  
112 1/2 North 20th St.  
Montebello, CA 90640-4041

Martin Aguirre  
c/o Nathan D. McMurry  
8050 N. Palm Ave. Ste. 300  
Fresno, CA 93711-5510

Michael Pyle LLC dba Centurion LV  
13932 Arrow Creek Rd  
Draper, UT 84020-9295

Midland Contractors, Inc.  
Po Box 8312  
Van Nuys, CA 91409-8312

Mike Fields Bronzes LLC  
2715 E 36th Ave Apt 6203  
Spokane, WA 99223-4593

Moises Lopez  
141 S. Ave. 55 Apt. 40  
Los Angeles, CA 90042-4635

Nile Niami  
c/o Hamid R. Rafatjoo  
1800 Avenue of the Stars, 12th Fl.  
Los Angeles, CA 90067-4201

Parker Resnik  
Structural Engineering  
1927 Pontius Ave  
Los Angeles, CA 90025-5611

Parquet by Dian  
Dima Efros, CEO  
16601 S. Main Street  
Gardena, CA 90248-2722

Plus Development Group  
743 Seward St.  
Los Angeles, CA 90038-3566

Powertek Electric Inc.  
Mike Moshrefi, CEO  
28364 S. Western Ave. # 414  
Rancho Palos Verdes, CA 90275-1434

Powertek Electric, Inc.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
Santa Ana, CA 92707-8713

Pro-Pest, Inc.  
P.O. Box 3868  
Valley Village, CA 91617-3868

Public Insurance Agency Inc.  
10941 W. Pico Bl.  
Los Angeles, CA 90064-2117

Public Occurrences, LLC  
15821 Ventura Blvd. #265  
Encino, CA 91436-2941

Rolls Scaffold, Inc.  
Michael Rolls, CEO  
11351 County Dr. Ste B  
Ventura, CA 93004-3559

SHULMAN BASTIAN FRIEDMAN & BUI LLP  
Ryan D. O'Dea  
100 Spectrum Center Drive, Ste. 600  
Irvine, CA 92618-4969

Santos Gerardina Garcia  
509 Union Drive Apt. #206  
Los Angeles, CA 90017-1526

Showroom Interiors LLC  
8905 Rex Road  
Pico Rivera, CA 90660-3799

SierraConstellation Partners LLC  
355 S. Grand Avenue, Suite 1450  
Los Angeles, CA 90071-3152

(p)CALIFORNIA STATE BOARD OF EQUALIZATION  
ACCOUNT REFERENCE GROUP MIC 29  
P O BOX 942879  
SACRAMENTO CA 94279-0029

The Beverly Hills Estates, Inc.  
Branden Williams  
8878 Sunset Blvd., West  
West Hollywood, CA 90069-2108

The Vertex Companies, Inc.  
12100 Wilshire Blvd 8th floor  
Los Angeles, CA 90025-7120

The Vertex Companies, Inc.  
147 W. 35th St., 19th Fl.  
Long Island City, NY 11101

The Vertex Companies, Inc.  
400 Libbey Parkway  
Weymouth MA 02189-3134

Toni Master On Location Inc.  
8033 West Sunset Blvd. #569  
Los Angeles, CA 90046-2401

United States Trustee (LA)  
915 Wilshire Blvd, Suite 1850  
Los Angeles, CA 90017-3560

Universal Television, LLC  
100 Universal City Plaza  
Universal City, CA 91608-1002

Vesta aka Showroom Interiors, LLC  
8905 Rex Road  
Pico Rivera, CA 90660-3799

Vista Sotheby's Int'l. Realty  
Chris Adlam  
16 Malaga Cove Plaza  
Palos Verdes Peninsula, CA 90274-1306

West Coast Gates  
339 Isis Ave.  
Inglewood, CA 90301-2007

West Valley Green Landscaping, Inc.  
14761 Tupper St.  
Panorama City, CA 91402-1222

Westcoast Gate & Entry Systems, LLC  
339 Isis Ave  
Inglewood CA 90301-2007

Westside Estate Agency  
Kurt Rappaport  
210 North Canon Dr.  
Beverly Hills, CA 90210-5302

YOGI Securities Holdings, LLC  
Steve Oshins, Auth. Agent  
1645 Village Center Cir., Ste. 170  
Las Vegas, NV 89134-6371

Yaly Martinez Arrazola  
11804 Kiowa Avenue  
Apt 4  
Los Angeles, CA 90049-6024

Yvonne Niami  
301 Copa de Oro Road  
Los Angeles, CA 90077-3822

David B Golubchik  
Levene, Neale, Bender, Yoo & Golubchik L  
2818 La Cienega Avenue  
Los Angeles, CA 90034-2645

Lindsey L Smith  
Levene, Neale, Bender, Yoo & Golubchik  
2818 La Cienega Ave  
Los Angeles, CA 90034-2645

Todd M Arnold  
Levene, Neale, Bender, Yoo & Golubchik L  
2818 La Cienega Avenue  
Los Angeles, CA 90034-2645

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified  
by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

Los Angeles County Tax Collector  
225 N. Hill Street # 1  
Los Angeles, CA 90012

(d)Los Angeles County Treasurer and Tax Colle  
Attn: Bankruptcy Unit  
PO Box 54110  
Los Angeles, CA 90054-0110

State Board of Equalization  
Acct. Analysis & Control MIC 29  
POB 942879  
Sacramento, CA 94279

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Concierge Auctions, LLC

(u)Courtesy (NEF)

(u)Hilldun Corporation

(u)Inferno Investment, Inc.

(u)EE Texture, Inc  
Main Document

Page 19 of 27

(u)The Beverly Hills Estate and Compass

(u)Yogi Securities Holdings, LLC

(u)Simone Giovanni Cenedese  
Murano s.a.s  
Calle Bertolini, 6, Murano, Venezia

(u)Andre Mario Smith

(u)Edward Roark Schwagerl

(u)Theodore Lanes

|                     |     |
|---------------------|-----|
| End of Label Matrix |     |
| Mailable recipients | 106 |
| Bypassed recipients | 11  |
| Total               | 117 |

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is 2818 La Cienega Avenue, Los Angeles, CA 90034.

A true and correct copy of the foregoing document entitled **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **March 9, 2022**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Kyra E Andrassy kandrassy@swelawfirm.com, lgarrett@swelawfirm.com;gcruz@swelawfirm.com;jchung@swelawfirm.com
- Todd M Arnold tma@lnbyg.com
- Jerrold L Bregman jlbregman@bg.law, ecf@bg.law
- Marguerite Lee DeVoll mdevoll@watttieder.com, zabrams@watttieder.com
- Danielle R Gabai dgabai@danninggill.com, dgabai@ecf.courtdrive.com
- Thomas M Geher tmg@jmbm.com, bt@jmbm.com;fc3@jmbm.com;tmg@ecf.inforuptcy.com
- David B Golubchik dbg@lnbyg.com, stephanie@lnbyb.com
- James Andrew Hinds jhinds@hindslawgroup.com;mduran@hindslawgroup.com, mduran@hindslawgroup.com
- Robert B Kaplan rbk@jmbm.com
- Jane G Kearl jkearl@watttieder.com
- Jennifer Larkin Kneeland jkneeland@watttieder.com, zabrams@watttieder.com
- Michael S Kogan mkogan@koganlawfirm.com
- Noreen A Madoyan Noreen.Madoyan@usdoj.gov
- Ryan D O'Dea rodea@shulmanbastian.com, lgauthier@shulmanbastian.com
- Sharon Oh-Kubisch sokubisch@swelawfirm.com, gcruz@swelawfirm.com;lgarrett@swelawfirm.com;jchung@swelawfirm.com
- Ronald N Richards ron@ronaldrichards.com, 7206828420@filings.docketbird.com
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- William Schumacher wschumac@milbank.com, autodocketecf@milbank.com
- David Seror dseror@bg.law, ecf@bg.law
- Zev Shechtman zshechtman@DanningGill.com, danninggill@gmail.com;zshechtman@ecf.inforuptcy.com
- Mark Shinderman mshinderman@milbank.com, dmuhrez@milbank.com;dlbatie@milbank.com
- Lindsey L Smith lls@lnbyb.com, lls@ecf.inforuptcy.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
- Jessica Wellington jwellington@bg.law, ecf@bg.law

**2. SERVED BY UNITED STATES MAIL:** On **March 9, 2022**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **March 9, 2022**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

March 9, 2022  
*Date*

Damon Woo  
*Type Name*

/s/ Damon Woo  
*Signature*